



**GRAFTON**  
Massachusetts

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Joe Laydon <laydonj@grafton-ma.gov>

**JUL 19 2016**

**FW: Brookmeadow Village, Bond reduction, Lot release**

4 messages

**PLANNING BOARD  
GRAFTON, MA**

J. Antonellis <jantonellis@antonellislaw.com>

Tue, Jul 19, 2016 at 4:11 PM

To: Joe Laydon <LaydonJ@grafton-ma.gov>, Ann Morgan <MorganA@grafton-ma.gov>

Cc: William Gregory Burrill <wgburill@wgbhomes.com>, Norm Gamache <NGamache@gandhengineering.com>

Joe: As a follow up to my client's prior email and our conversation today, I am hereby requesting the opportunity to appear before the Board on Monday July 25, 2016 for the purpose of requesting reduction of surety and a lot release for Brookmeadow Village. I trust that this email will serve as a proper communication for the request. I offer the following summary, and do so on a bond by bond and phase by phase basis.

Phase 1: General Erosion Control, Site stabilization and Stormwater management (Rockland Trust, Savings Account # 2022310 \$29,778.89)

As per the email from Jeff Walsh to you dated 2/2/16, we are hereby respectfully requesting the total release of these funds. While Mr. Walsh suggested a minimal amount be held (\$1,800), the roads and ways within Phase 4C have been sufficiently completed to eliminate any potential for impact to the subdivision and or surrounding roadways. You may recall that this passbook was established at the start of the construction of the project prior to the stabilization of the site.

Phase 1A, 1B, Phase II: These bonds have been reduced to the required 20% "holdback" and therefore no request for further reduction is being made.

Phase IV A: As set forth in Graves most recent reports, the suggested bond amount (including 20% contingency) for this phase is \$26,688. Presently, there is a bond in the amount of \$67,000 (Lexon Insurance Company, Bond # 1063766). Brookmeadow Village, LLC respectfully requests that this Bond be **reduced to \$56,000**. This is the amount that must be held based on the Board's rules requiring a 20% retainage of the original 100% cost estimate.

Phase IVB: As set forth in Graves Engineering's most recent reports, the suggested bond amount (including 20% contingency) for this phase is \$254,000. Presently, the bond for this phase (Philadelphia Indemnity Insurance Company # P80023680061) is \$529,000. Brookmeadow Village, LLC respectfully requests that this Bond be **reduced to \$259,000**. This is the amount that must be held based on the Board's rules requiring a 20% retainage of the original 100% cost estimate.

In addition to the above requests for reduction, Brookmeadow Village, LLC respectfully requests that the bond amount for Phase 4C be set at the \$148,000 figure suggested by Graves Engineering, and coincidental with the establishment of the Bond to release lots 25 R, 26 R, 27R, 28R, 29R and 30R from the terms and conditions of the Planning Board Covenant recorded in the Worcester Registry of Deeds in Book 41164 Page 184.

In anticipation of a positive vote regarding the release of lots, I will prepare a release for the Board's signature. If there is any delay on delivering the Bond for Phase 4C, the release can be held in escrow pending delivery.

Joseph M. Antonellis

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For more information on our firm, please visit our website at [www.hkwg.com](http://www.hkwg.com)

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**Joe Laydon** <[laydonj@graffton-ma.gov](mailto:laydonj@graffton-ma.gov)>

Tue, Jul 19, 2016 at 4:12 PM

To: Jeffrey Walsh <[jwalsh@gravesengineering.com](mailto:jwalsh@gravesengineering.com)>

Jeff,

Can you let me know if you support the reduction of the bond as indicated below.

Joe

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**Joseph Laydon**

Town Planner

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**Jeffrey Walsh** <[JWalsh@gravesengineering.com](mailto:JWalsh@gravesengineering.com)>

Tue, Jul 19, 2016 at 4:16 PM



**GRAFTON**  
Massachusetts

Joe Laydon <laydonj@graffon-ma.gov>

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## FW: Brookmeadow Village, Bond reduction, Lot release

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Jeffrey Walsh <JWalsh@gravesengineering.com>  
To: Joe Laydon <laydonj@graffon-ma.gov>

Wed, Jul 20, 2016 at 3:07 PM

Hi Joe,

Yes, I support the reductions in surety amounts and the establishment of surety for Phase 4C in the amount as indicated by Attorney Antonellis in his July 19, 2016 e-mail to you.

Jeff

**JEFFREY M. WALSH, P.E.**

*Vice President*

**GRAVES ENGINEERING, INC.**

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[gravesengineering.com](http://gravesengineering.com)

**From:** Joe Laydon [mailto:laydonj@graffon-ma.gov]

**Sent:** Tuesday, July 19, 2016 4:13 PM

**To:** Jeffrey Walsh <JWalsh@gravesengineering.com>

**Subject:** Fwd: FW: Brookmeadow Village, Bond reduction, Lot release

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JUL 20 2018

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